

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 14, 2011

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Chris Geissler, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, absent; Patrick Lytle, present; Scott Kozak, absent; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Old Business

ARC 11-06 539 South Cook Street – Preliminary Review

Owner: Marilyn Mitchell
539 S. Cook Street
Barrington, IL 60010

Applicant: Scott Stonebreaker
5N579 Creek View Lane
St. Charles, IL 60175

Architect: cbiidesigns
Ken Harris
4n221 Ferson Creek Road
St. Charles, IL 60174

The applicant is seeking preliminary review for alterations to a contributing structure in the Historic Preservation Overlay District. The petitioner is proposing to remove the existing deck and construct a screened porch. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Mr. Scott Stonebreaker, Stonebreaker Builders 5N579 Creek View Lane, St. Charles, Illinois, presented the petitioner's changes as suggested by the Commission. The list of suggestions mostly pertained to a clarification of the architectural drawings. The french door specifications were included in the meeting packet; they will have a vertical pattern.

Karen Plummer arrived at 7:05 PM.

Mr. Stonebreaker said the petitioner remodeled the whole interior of the house. The addition was done by another firm. Stonebreaker Builders did some of the cosmetic work. He said that the petitioner chose a cedar garage door.

Chairperson O'Donnell asked if they would be installing half round gutters.

Mr. Stonebreaker said they would.

Commission Lytle asked if it would have a tongue and groove ceiling.

Mr. Stonebreaker answered yes.

Chairperson O'Donnell asked if the screening is permanent or is it meant to come out.

Mr. Stonebreaker said that the screening is not designed to come out. He was not sure what material the screening would be, but it will not be metal.

Chairperson O'Donnell asked if the skirting will be lattice.

Mr. Stonebreaker said they will make the lattice out of the decking.

Commissioner Petersen is ok with it.

A motion was made by Commissioner Geissler and seconded by Commissioner Petersen to recommend approval of ARC 11-06 for alterations to a contributing structure in the Historic Preservation Overlay District. The petitioner is proposing to remove the existing deck and construct a screened porch.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, absent; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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ARC 08-03 909 East Main Street – Final Details

Applicant: Lutheran Church of Atonement
909 East Main Street
Barrington, IL 60010

Architect/Developer: Triumph Development
Russell Scurto III
2763 Pinnacle Drive
Elgin, IL 60124

The petitioner is requesting approval of ARC Final Details on the school building on the west side of the parcel. The property is zoned R-2 Single Family Residential.

The petitioner said the building is coming down tomorrow at 7 am.

Chairperson O'Donnell said that the building will look dramatically better once it is down.

The petitioner said that they have made changes per the Commission's recommendations. The Commission was concerned about the mass, so they shrunk it down and it is not as tall. They changed the windows to match the large front window. They added a shadow line across the front. They made the panels smaller and added a window. The sandstone is recessed a bit from the brick, which adds texture.

Commissioners Lytle, Coath and Petersen said that they prefer the wider windows.

The petitioner said the larger panels are harder to find and they are more susceptible to cracking.

The Commission agreed that they were fine with the Final Details for ARC 08-03.

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New Business

ARC 11-08 226 W. Lake Street – Public Hearing

Applicant: John & Kathleen Graff
226 W. Lake Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a small side porch at the west entrance. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Mr. Jack Graff, 226 W. Lake Street, said that they would like to add a small porch to the side of the house. In the rain and snow, the back entrance is exposed to the elements. They would like to add a small step and roof over the doorway to protect those coming and going from the house. It will be a small concrete step with brick cladding and the top will match the dormer above it.

Commissioner Petersen said they should also have a dropped beam like they probably have on the front of the house. Since it is on the back, he is ok with the pitch. He asked if Mr. Graff was planning to come back with professional drawings.

Mr. Graff said that he was not planning to.

Vice Chairperson Coath said that they should get an architect.

Chairperson O'Donnell said that the Commission needs drawings.

Commissioner Petersen said he needs to see the exact detail from the column to the beam. The gable should match the dorm above. The columns should be centered on the beam.

Mr. Graff said that the style of the columns will be the same as in the front, but they will be smaller.

Commissioner Lytle asked how the roof will be attached to the existing structure and if any historic materials will be removed. Mr. Graff responded that he did not know how it would be attached but he does not think any historical materials will be removed. Mr. Graff will check with his builder and provide this information at the next meeting.

Commissioner Petersen asked if the porch would be level with the finished floor of the house.

Mr. Graff said that it would within an inch or two.

Commissioner Petersen asked that the contractor draw the porch and it should show the finished floor of the porch and the top of the door; the section should also show the floor of the house. Commissioner Petersen asked that he come back in two weeks with new drawings.

Chairperson O'Donnell said that they will continue ARC 11-08 to the next meeting on July 28, 2011.

Ms. Tennant will supply Mr. Graff with a list of the Commission's suggestions.

Lytle comments - - - - Historic materials?

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Approval of Minutes

June 9, 2011

Commissioner Petersen made a motion to approve the June 9, 2011 meeting minutes, Commissioner Plummer seconded the motion.

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Planner's Report

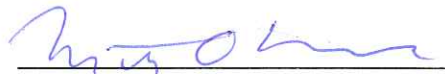
There was discussion of having proper drawings before a petitioner can come before the Commission.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 7:56 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: July 28, 2011